



Bayside Fields Appeal

GRANITE BAY COMMUNITY ASSOCIATION

AUGUST 9, 2022

CUP-2585 Conditions of Approval

Condition 1. This Conditional Use Permit is approved for a church facility comprising a maximum of 94,500 square feet of building area and 883 parking spaces.

Condition 2.:

- **Weekday and Saturday activities at the church shall NOT exceed 2,500 people at one time**
- No events involving 1,000 or more persons shall be scheduled such that they begin or end during the peak hours of 4:30 pm to 6:30 pm, Monday through Friday
- No outdoor worship services are permitted
- **Occasional outdoor events shall be limited to the courtyard within the building complex, and shall NOT occur within parking areas**
- Outdoor musical bands and **ALL amplified sound are prohibited**
- No satellite parking
- Any recreation field to be provided onsite shall not be used after sundown nor shall it be lighted. The field shall not be used for organized tournaments and events or regular league use such as little league, soccer, football and other competitive sports. Amplified sound is also prohibited.

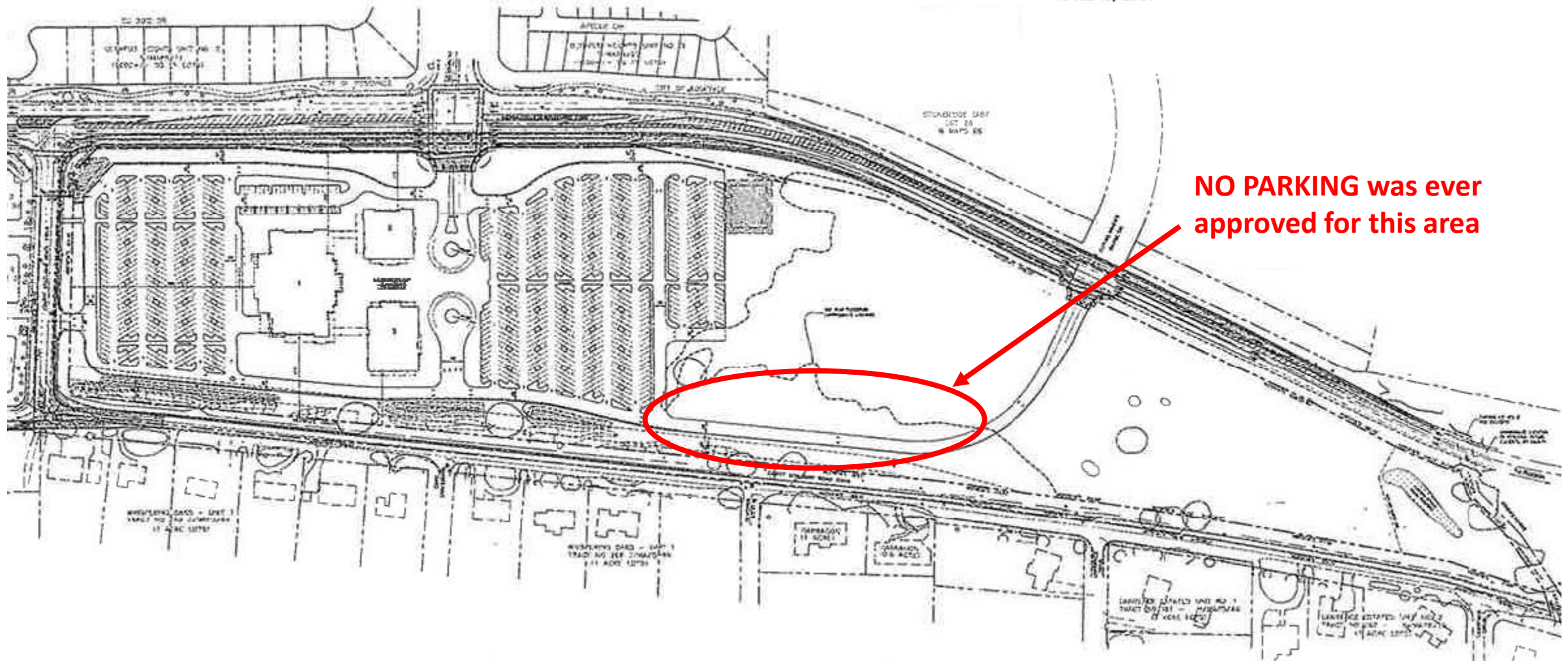
Condition 37. All existing native oak trees on-site shall be preserved and incorporated within the project's landscape plan.



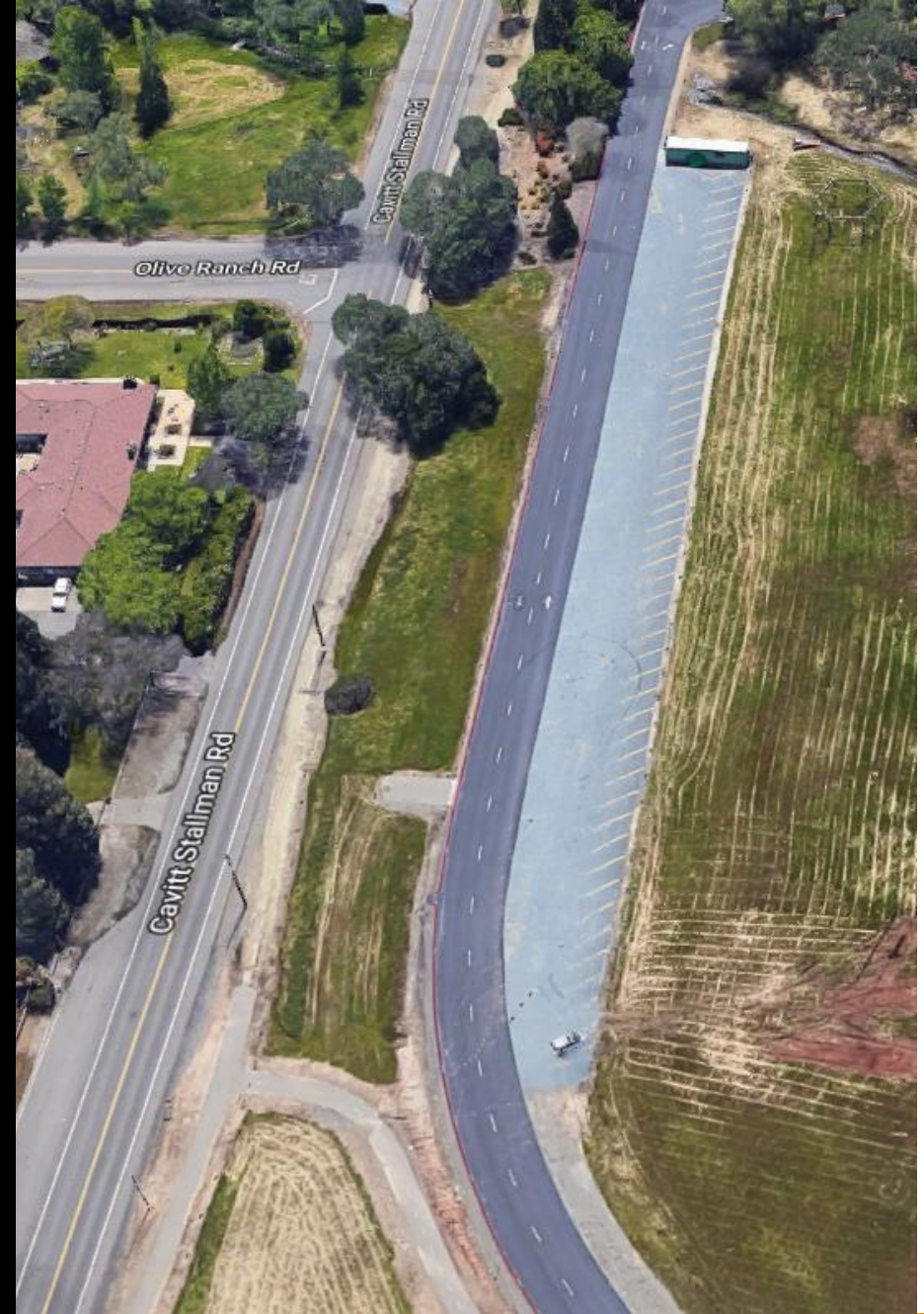
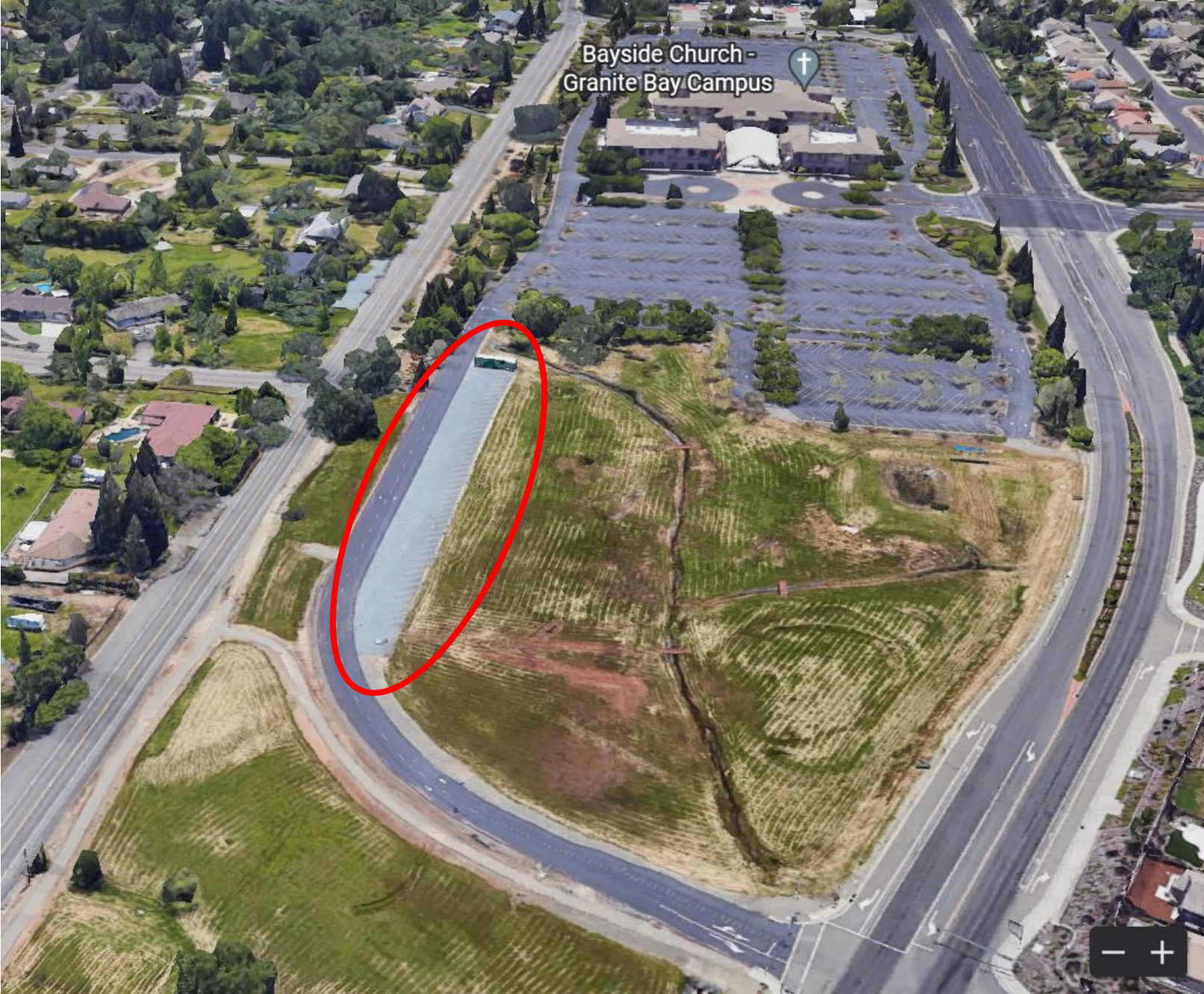
BAYSIDE COVENANT CHURCH

DESIGN REVIEW EXHIBIT PRELIMINARY SITE PLAN

PLACER COUNTY, CALIFORNIA
APRIL 18, 2001



NO PARKING was ever
approved for this area



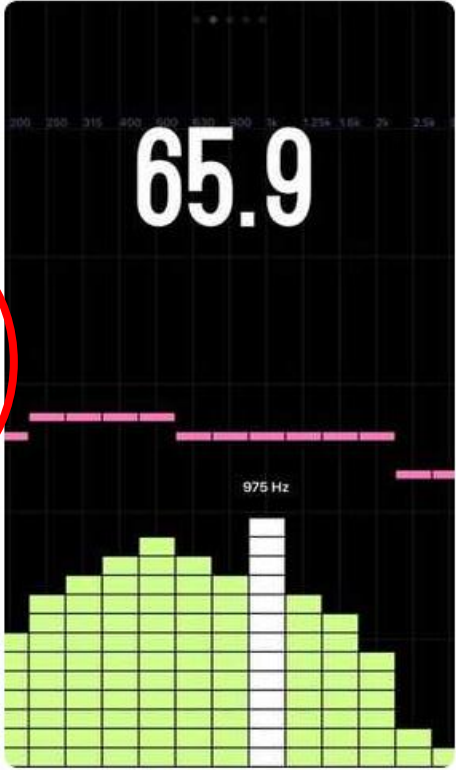


Outdoor Christmas Light Show



Jon Oliveri [Author](#) • Olive Ranch

The decibels were in my entry hall 2 blocks away with many houses in between
9 Dec 2021





Proposed Project

2 to 3 Play Fields, *plus a warmup field*

Field Lighting

Passive Recreation Area

Maintenance Building

Concession/Restroom Bldg.

Children's Play Area

Picnic Area

262 Parking Spaces



Original Single Field vs. Proposed Bayside Sports Facility

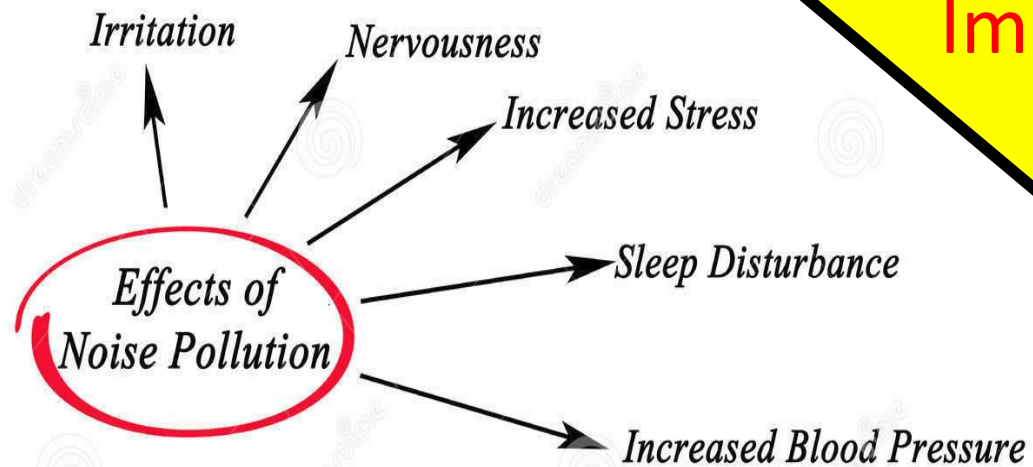
Approved Single Field 2000	Requested Sports Facility 2022
3.1-acre recreation area	17.3-acre development
One multi-use soccer/baseball field for informal play	2 to 3 fields, plus a warmup field for youth and adult teams--soccer, lacrosse, rugby
Hours from sunrise to sundown	Hours 8am to 10pm
NO organized tournaments, events or regular league use such as little league, soccer, football and other competitive sports	Organized tournaments, “sports events,” and regular league use;
NO lighting	Field lighting, 8am to 10pm; EIGHT 70-foot high lights for playing fields
NO amplified sound	No amplified sound
72 Weekday Daily Trips	214 Weekday Daily Trips
17 Weekday Peak PM Trips	49 Weekday Peak PM Trips
405 Saturday Daily Trips	1,215 Saturday Daily Trips
All existing native oak trees on site to be preserved	Significant heritage oak tree to be removed to make room for parking
CUP or TOE required for any activities outside parameters	CUP or TOE required for any activities outside parameters
	262 additional parking spaces with 24-hour lighting (dimmed to 50% at night)
	Children’s play area and covered picnic area
	Concession building and restrooms
	1,800 sq ft Maintenance Building
	Low profile retaining walls suitable for visitor seating





EIR
Significant
Impacts

VEGETATION & WILDLIFE



NOISE



Addendum EIR Checklist

An **Addendum** to an originally certified EIR **CANNOT** be prepared if you answer **YES** to **ANY** of the following:



Are substantial changes proposed in the project which will result in a substantial increase in the severity of previously identified effects?



Is there new information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete, that shows **ANY of the following**:



Will the project will have one or more significant effects not addressed in the previous EIR?



Are there significant effects previously examined that will be substantially more severe than shown in the previous EIR



Land Use - Inconsistent with the Granite Bay Community Plan

The Bayside EIR Certified in 2000 found that the project may be inconsistent with at least four community plan policies:

- 1) The intensity of use of an institutional site shall be limited to that which is compatible with adjoining uses and in keeping with the rural character of Granite Bay; the institution should not generate excessive noise or traffic.
- 2) Institutional buildings shall be of a size and scale compatible with the rural atmosphere of the community.
- 3) The planning area shall have the low intensity of development which is appropriate to its location on the fringe of the urban areas of the City of Roseville and the County of Sacramento, and should provide a transition between the urban densities in the adjoining communities and on intensive land uses to the north and west.
- 4) Intensity of use of individual parcels and buildings shall be governed by considerations of health and safety; impact on adjoining properties due to noise, traffic, night lighting, or other disturbing conditions; and protection of natural and characteristics.





Bayside Fields Project Site

Granite Bay Community Plan Goals

Protect and preserve the unique rural character of the community and maintain the identity of Granite Bay as a *scenic, tranquil, family-oriented rural/residential community* compatible with the area's physical constraints and natural features.

Require planning and design that ensures compatibility among neighboring land uses

Provide ONLY those commercial, professional, and institutional services and facilities which are required to meet the frequently recurring needs of RESIDENTS OF THE COMMUNITY

Parks and recreational areas shall be planned, developed, and used in a manner which is in keeping with the particular residential characteristic of the specific location

Ensure that new recreational development is consistent with adjacent land use



Heritage Blue Oak Tree

- Project will REMOVE this tree to make room for **parking**
 - Original Project was Required to keep ALL original OAK trees
 - This tree is 200 to 300 years old
-

“Blue Oak roots are often very extensive, growing through fractured and disjointed rock to a depth of 80 ft. or more to tap groundwater reserves.”

USDA Forest Service



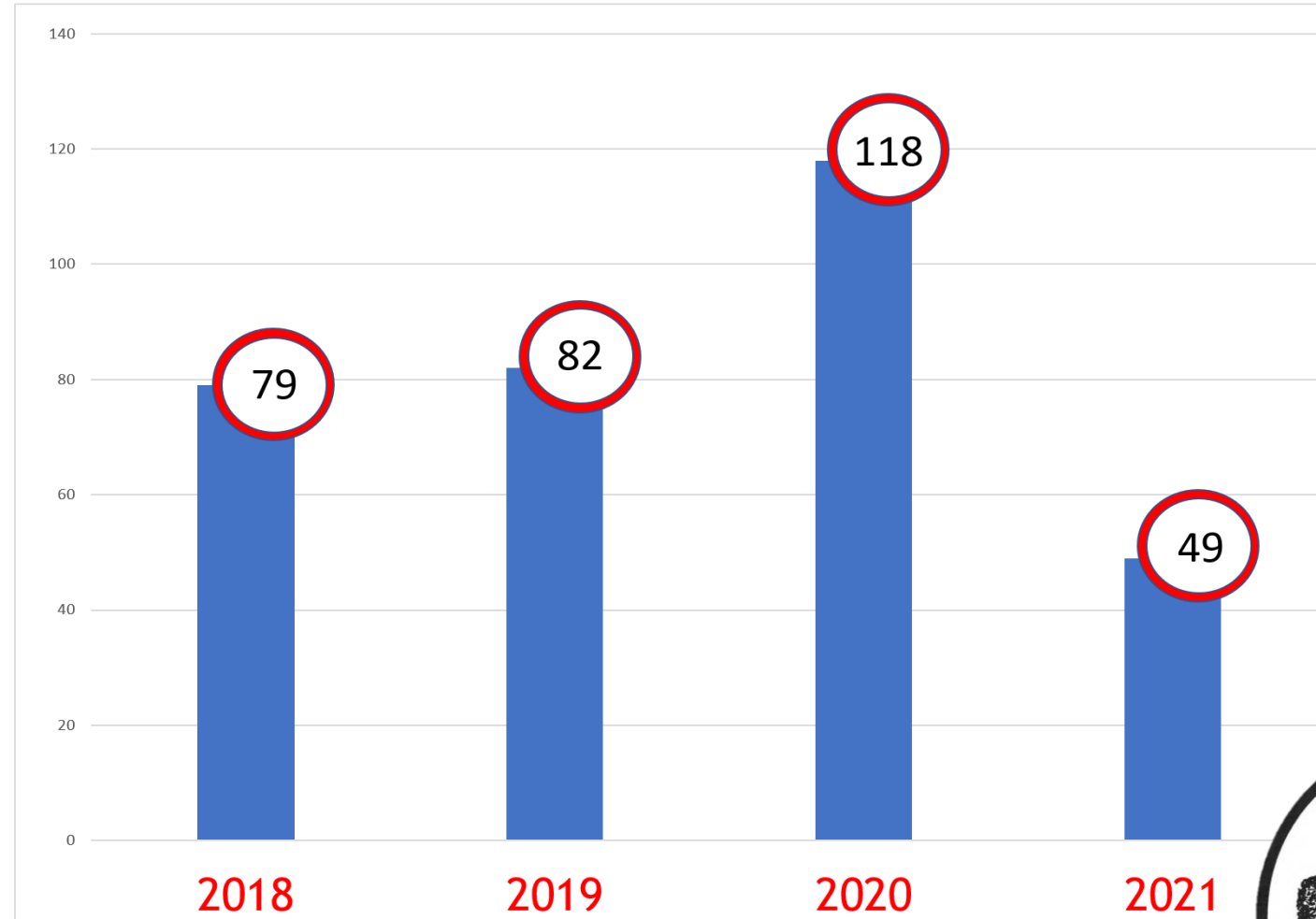


Placer County Code

Article 9.36 NOISE

Excessive sound and vibration are a serious hazard to the public health and welfare, safety, and the quality of life. The people of Placer county have a right to and should be ensured an environment free from unnecessary, offensive and excessive sound and vibration that may jeopardize their health or welfare or safety or degrade the quality of life.

Placer County Sheriff's Calls



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MUP Issued by Zoning Administrator

DATE: April 21, 2011

PROPOSAL: The applicant is requesting approval of a Minor Use Permit to allow for special events to take place at Bayside Church throughout the year.

Events outside courtyard

Vacation Bible Camp (i.e. Breakaway):

- Occurs Annually during 3rd & 4th Weeks of June.
- Duration: 5 days (Mon – Fri) each week, for 2 weeks.
- Expected Attendance 6,000, split between 4 time segments (Morning and Afternoon sessions for each week)
- 10x10 Tents between Building B and C, side of Building A and Building B
- Recreation Area; Tent, Jump Houses
- Façade at the entrance of Building A and Courtyard
- 60x60 Tent North side of C building for Arts and Crafts
- Extra dumpsters [Arts & Crafts, Recreation Area, Dumpster Area]
- Portable toilets at the Recreation Area

Outreach Event (Trunk-R-Treat):

- Occurs annually on or about October 31.
- Expected Attendance of 3,000, between 5 – 9 PM.
- Decorated Cars & Attendees in South Parking Lot
- Off-site parking and shuttle service

Satellite Parking

Shuttle Guidelines:

- When parking will exceed the space we have on campus, we contract with a local company to shuttle guests from a nearby business. On Sundays we employ 4 shuttle buses staggered between 6:45a and 2p.



Findings Required for Approval

1

The proposed use is consistent with applicable policies and requirements of the Placer County General Plan AND applicable community plan

2

The establishment, maintenance or operation of the proposed use will NOT be detrimental to the health, safety, PEACE, COMFORT and general welfare of people residing or working in the neighborhood of the proposed use

3

The proposed use will be consistent with the character of the immediate neighborhood and will not be contrary to its orderly development



